HAMAL

COMMUNITY DEVELOPMENT DISTRICT

PUBLIC HEARING AND REGULAR MEETING AGENDA

September 11, 2019

Hamal Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-Free: (877) 276-0889

September 4, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Hamal Community Development District

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Public Heraing and Regular Meeting on September 11, 2019 at 8:30 A.M., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Seat 1 Vacancy; *term expires November 2022*
    - A. Administration of Oath of Office to Newly Appointed Supervisor *(the following will be provided in a separate package)*
        - i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
        - ii. Membership, Obligations and Responsibilities
        - iii. Financial Disclosure Forms
            - a. Form 1: Statement of Financial Interests
            - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
            - c. Form 1F: Final Statement of Financial Interests
        - iv. Form 8B – Memorandum of Voting Conflict
    - B. Consideration of Resolution 2019-05, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
    - A. Proof/Affidavit of Publication

B. Consideration of Resolution 2019-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

5. Consideration of Resolution 2019-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

6. Consideration of Resolution 2019-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

7. Consideration of Lighting by Design 2019 Holiday Lighting Proposal and Contract

8. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates

9. Consideration of Resolution 2019-09, Accepting the Audit for the Fiscal Year Ended September 30, 2018

10. Approval of Unaudited Financial Statements as of July 31, 2019

11. Approval of May 22, 2019 Regular Meeting Minutes

12. Action Items

13. Staff Reports

    A. District Counsel: *Hopping Green & Sams, P.A.*

    B. District Engineer: *Giangrande Engineering and Planning, LLC*

    C. District Manager: *Wrathell, Hunt and Associates, LLC*

        - Operational Update

14. Supervisors' Requests

15. Public Comments

16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,

Howard McGaffney
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 7491428

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2019-05

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hamal Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE**: This Resolution shall become effective immediately upon its adoption.

Adopted this _____ day of _____, 2019.

ATTEST:

HAMAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

4A

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Palm Beach Post, The

Aug. 20, 2019

Miscellaneous Notices

HAMAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING The Board of Supervisors ("Board") of the Hamal Community Development District ("District") will hold a public hearing on Wednesday, September 11, 2019 at 8:30 a.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager 8-20, 8-27/2019

Palm Beach Post, The

Aug. 20, 2019

Miscellaneous Notices

HAMAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING The Board of Supervisors ("Board") of the Hamal Community Development District ("District") will hold a public hearing on Wednesday, September 11, 2019 at 8:30 a.m., at the Briar Bay Clubhouse, 3400 Celebration

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2019-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Hamal Community Development District (**"District"**) proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hamal Community Development District for the Fiscal Year Ending September 30, 2020."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of $1,324,040 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 534,198
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)	$ 789,842
TOTAL ALL FUNDS	$1,324,040

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

HAMAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____

Its: _____

EXHIBIT “A”

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED MAY 10, 2019

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
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HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUES					
Assessment levy - gross	$ 506,733				$ 506,663
Allowable discounts (4%)	(20,269)				(20,267)
Assessment levy - net	486,464	$ 454,992	$ 31,472	$ 486,464	486,396
Fair-share agreement	46,302	-	46,302	46,302	46,302
Interest	1,500	1,614	-	1,614	1,500
Total revenues	534,266	456,606	77,774	534,380	534,198
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	1,722	5,814	7,536	7,536
Management/recording/accounting	43,184	21,592	21,592	43,184	44,048
Trustee	4,350	-	4,350	4,350	4,350
Legal	10,000	2,749	7,251	10,000	10,000
Engineering	5,000	3,382	1,618	5,000	6,000
Audit	7,284	2,000	5,284	7,284	7,584
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	134	616	750	750
Legal advertising	2,500	1,128	1,372	2,500	2,500
Office supplies	250	139	111	250	250
Other current charges	750	15	735	750	750
Annual special district fee	175	175	-	175	175
Insurance	6,400	5,881	-	5,881	9,096
FASD annual dues	1,125	-	1,125	1,125	1,125
Pump station/equipment insurance	2,900	2,782	118	2,900	2,900
Website	600	-	600	600	705
ADA website compliance	-	139	-	139	200
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	95,054	42,338	52,336	94,674	100,219

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
Field operations					
Telephone	2,040	1,257	783	2,040	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	88,303	36,945	51,358	88,303	90,952
Turf replacement ($0.90/sq. foot)	2,000	-	2,000	2,000	2,000
Mulch	14,678	10,440	4,238	14,678	14,678
Insect, weed, fertilization	44,913	18,472	26,441	44,913	44,913
Annuals removal, replacement, installation	11,330	-	11,330	11,330	11,330
Tree pruning	25,750	-	25,750	25,750	25,750
Irrigation system maintenance	7,478	4,171	3,307	7,478	7,478
Irrigation repairs	10,000	3,395	6,605	10,000	10,000
Catch basin inspection & cleanout	15,000	-	15,000	15,000	27,000
Capital outlay	47,500	4,000	43,500	47,500	30,400
Landscape replacement	20,000	3,353	16,647	20,000	20,000
Preventative maintenance: pump station	11,100	3,473	7,627	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	22,032	37,275	12,000	49,275	23,000
Fountain maintenance	18,020	6,380	11,640	18,020	25,000
Holiday landscape lighting	3,500	2,300	1,200	3,500	3,500
Utilities	62,000	28,568	33,432	62,000	62,000
Contingency	15,830	774	15,056	15,830	10,600
Storm clean-up	5,500	-	5,500	5,500	-
Total field operations	430,974	160,803	297,414	458,217	425,741

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
Other fees and charges					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	-	2,030
Tax collector	5,067	4,550	517	5,067	5,067
Total other fees and charges	8,238	6,580	1,658	6,208	8,238
Total expenditures	534,266	209,721	351,408	559,099	534,198
Excess/(deficiency) of revenues over/(under) expenditures	-	246,885	(273,634)	(24,719)	-
Fund balance - beginning (unaudited)	1,268,939	1,387,973	1,634,858	1,387,973	1,363,254
Fund balance - ending (projected)					
Assigned					
3 months working capital	133,566	133,566	132,277	132,277	133,550
Sound barriers	50,000	50,000	50,000	50,000	50,000
Stormwater pump station	100,000	100,000	100,000	100,000	100,000
Culvert repair/replacement	50,000	50,000	50,000	50,000	100,000
Disaster recovery	200,000	200,000	200,000	200,000	500,000
Unassigned	735,373	1,101,292	828,947	830,977	479,704
Fund balance - ending (projected)	$ 1,268,939	$ 1,634,858	$1,361,224	$ 1,363,254	$ 1,363,254

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional and Administrative Services

Supervisors fee & FICA tax $ 7,536

Statutorily set at $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates holding up to seven meetings and all five Board Members receiving fees.

Management/recording/accounting 44,048

Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community. Effective October 1, 2016

Trustee 4,350

Legal 10,000

Hopping Green & Sams ("HGS"), provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments. For matters relating to monthly board meetings and pursuant to the fee agreement Effective October 1, 2016, HGS will charge the District the lesser of its standard hourly rate for the hours performing such work or a fee of $1,600 per meeting, plus direct out-of-pocket expenses for travel costs, telephone, postage, and photocopying. HGS will also attend at least one meeting each year for which no travel time will be charged.

Engineering 6,000

Giangrande Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Effective October 1, 2016

Audit 7,584

The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.

Arbitrage rebate calculation 1,250

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Grau and Associates conducts the annual arbitrage rebate calculation for the District.

Postage 750

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 2,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Office supplies 250

Accounting and administrative supplies.

Other current charges 750

Miscellaneous charges.

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,096
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at $1,000,000 per occurrence for general liability ($2,000,000 general aggregate) and $1,000,000 per occurrence for public officials liability ($1,000,000 general aggregate).	
FASD annual dues	1,125
Pump station/equipment insurance	2,900
Website	705
ADA website compliance	200
Dissemination agent	1,000
Field operations	
Telephone	2,040
Service provided by AT&T for account number 561 681-0720 001 0458, which relates to the stormwater pump station.	
Landscape maintenance	
The District contracted with King's Management Services, Inc. for general landscape maintenance services. The agreement may be extended for 12-month periods upon mutual consent of both parties. Should storm damage remediation be required, the work will be performed at the following rates: debris removal at a rate of $25/man-hour, straighten and re-erect trees at a rate of $50/tree, and irrigation repairs at a rate of $55/man-hour.	
Mowing, edging, pruning & weed control	90,952
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement $0.90/square foot	2,000
Mulch	14,678
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	44,913
Annuals removal, replacement and installation (including topsoil)	11,330
4" annuals, 3x/year (there are approximately 900 annuals)	
Tree pruning	25,750
Irrigation system maintenance	7,478
Kings Management provides irrigation repair services to the District at a cost of $55/man hour. Does not include the cost of materials, which will be billed separately.	
Irrigation repairs	10,000
Catch basin inspection & cleanout	27,000
Capital outlay:	30,400
- Discussed expansion of landscape maintenance program	
- Briar Bay common area: landscape enhancements	
- Jog Road: median landscape enhancements	
- Other items to be determined by the Board	
Landscape replacement	20,000
Landscaping repairs and replacement throughout the District as needed.	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Preventative maintenance: pump station 11,100

The District originally entered into an agreement with South Florida Utilities, Inc. (D.B.A. Lift Station Services) effective October 1, 2016 and includes:
- monthly generator inspections ($1500)
- quarterly pump, wet well and discharge bay inspections ($9600)
- an annual pipe intake and discharge inspection

Repair/maintenance: pump station 4,000

Lake maintenance 23,000

The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for maintaining the District lakes. The current level of lake maintenance service is provided at a rate of $1,800 per month ($21,600 annually).

Fountain maintenance 25,000

The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for quarterly preventative maintenance services for the 10 District fountains at a rate of $895/quarter ($3,580 annually). Pursuant to the agreement, additional repairs and services shall be billed at a rate of $75, plus the cost of materials. $150 minimum if a diver is required. An additional $14,440 is included in the budget for repairs and electrical issues to the individual fountain units.

Holiday landscape lighting 3,500

This covers the cost of holiday landscape lighting (LED).

Utilities 62,000

Electricity for common areas of the District is provided by Florida Power & Light. Below are the District's account numbers and service addresses.

Account Number	Service Address
31009-63366	6261 Hammock Park Rd. #Fountain
38117-48171	3691 Hamilton Key #Fountain
54811-00112	N Jog Rd. #E/O-1MI N/O Okee @ Pleasant Rd.
77982-33065	3696 Hamilton Key # Pump
31921-53512	3901 Hamilton Key Lake #1
34938-11511	3370 Celebration Blvd. Lake #6
52844-10445	3001 Celebration Blvd. #Pump
53794-76400	3301 Bollard Rd. Lake #9
54953-44409	3411 Briar Bay Blvd. Lake #4
56036-75405	3150 Celebration Blvd. Lake #8
74421-67404	3151 Celebration Blvd. Lake #7
75372-38318	3690 Hamilton Key Lake #2
90995-65237	3270 Celebration Blvd. # Pump
02941-07149	3690 North Jog Rd. # Pump 1 Hamal

Contingency 10,600

This category is for unexpected, non-budgeted expenditures that the District may incur

Storm clean-up -

Property appraiser 1,141

The property appraiser's fees are $150.00 plus $.75 per parcel.

Information system services 2,030

The Palm Beach County ISS fee is based on total amount levied on-roll and for amounts up $1,450,000 it is $2,030.

Tax collector 5,067

The tax collector's fees are 1% of the on-roll assessment.

Total expenditures $ 534,198

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUE					
Assessment levy - gross	$ 813,575				$ 813,575
Allowable discounts (4%)	(32,543)				(32,543)
Assessment levy - net	781,032	$ 730,500	$ 50,532	$ 781,032	781,032
Interest	-	3,381	-	3,381	-
Total revenue	781,032	733,881	50,532	784,413	781,032
EXPENDITURES					
Debt service					
Principal 5/1	508,000	-	508,000	508,000	526,000
Interest 11/1	136,362	136,278	-	136,278	127,853
Interest 5/1	136,362	-	136,362	136,362	127,853
Total debt service	780,724	136,278	644,362	780,640	781,706
Other fees & charges					
Tax collector	8,136	7,305	831	8,136	8,136
Total other fees & charges	8,136	7,305	831	8,136	8,136
Total expenditures	788,860	143,583	645,193	788,776	789,842
Net increase/(decrease) in fund balance	(7,828)	590,298	(594,661)	(4,363)	(8,810)
Beginning fund balance (unaudited)	394,509	465,728	1,056,026	465,728	461,365
Ending fund balance (projected)	$ 386,681	$ 1,056,026	$ 461,365	$ 461,365	452,555
Use of fund balance:					
Debt Service Reserve					(232,572)
Interest expense - November 1, 2020					(119,042)
Projected fund balance surplus/(deficit) as of September 30, 2020					$ 100,941

Hamal

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2017

$8,775,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	127,852.75	127,852.75
05/01/2020	526,000.00	3.350%	127,852.75	653,852.75
11/01/2020	-	-	119,042.25	119,042.25
05/01/2021	543,000.00	3.350%	119,042.25	662,042.25
11/01/2021	-	-	109,947.00	109,947.00
05/01/2022	562,000.00	3.350%	109,947.00	671,947.00
11/01/2022	-	-	100,533.50	100,533.50
05/01/2023	581,000.00	3.350%	100,533.50	681,533.50
11/01/2023	-	-	90,801.75	90,801.75
05/01/2024	601,000.00	3.350%	90,801.75	691,801.75
11/01/2024	-	-	80,735.00	80,735.00
05/01/2025	621,000.00	3.350%	80,735.00	701,735.00
11/01/2025	-	-	70,333.25	70,333.25
05/01/2026	643,000.00	3.350%	70,333.25	713,333.25
11/01/2026	-	-	59,563.00	59,563.00
05/01/2027	664,000.00	3.350%	59,563.00	723,563.00
11/01/2027	-	-	48,441.00	48,441.00
05/01/2028	687,000.00	3.350%	48,441.00	735,441.00
11/01/2028	-	-	36,933.75	36,933.75
05/01/2029	710,000.00	3.350%	36,933.75	746,933.75
11/01/2029	-	-	25,041.25	25,041.25
05/01/2030	735,000.00	3.350%	25,041.25	760,041.25
11/01/2030	-	-	12,730.00	12,730.00
05/01/2031	760,000.00	3.350%	12,730.00	772,730.00
Total	**$7,633,000.00**	**-**	**$1,763,909.00**	**$9,396,909.00**

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2020

Product	Total Projected Units	Proposed FY 2020 Series 2017 Debt Service Assessment	Proposed FY 2020 O & M Assessment	Proposed FY 2020 Total Proposed Assessment	% Change FY 19' to FY 20'
Condos	288	$ 440.92	$ 312.40	$ 753.32	0.0%
Townhomes	331	484.57	312.40	796.97	0.0%
SF 30' & 40'	309	749.57	446.28	1,195.85	0.0%
SF 50'	229	749.57	446.28	1,195.85	0.0%
SF 70'	164	749.57	446.28	1,195.85	0.0%
	1,321				

Product	Total Projected Units	Adopted FY 2019 - Detail Series 2017 Debt Service Assessment	Adopted FY 2019 - Detail O & M Assessment	Adopted FY 2019 - Detail Total Assessment
Condos	288	$ 440.92	$ 312.44	$ 753.36
Townhomes	331	484.57	312.44	797.01
SF 30' & 40'	309	749.57	446.34	1,195.91
SF 50'	229	749.57	446.34	1,195.91
SF 70'	164	749.57	446.34	1,195.91
	1,321			

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hamal Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Palm Beach County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Hamal Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this _____ day of _____, 2019.

ATTEST:

HAMAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit “A”

Exhibit “B”

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-08

A RESOLUTION OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2019/2020 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hamal Community Development District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2019/2020 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Palm Beach County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2019.

Attest:

HAMAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

HAMAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE		
LOCATION *Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
November 6, 2019	**Regular Meeting**	**8:30 A.M.**
February 12, 2020	**Regular Meeting**	**8:30 A.M.**
May 13, 2020	**Regular Meeting**	**8:30 A.M.**
July 8, 2020	**Regular Meeting**	**8:30 A.M.**
September 16, 2020	**Public Hearing and Regular Meeting**	**8:30 A.M.**

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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2019 Holiday Lighting
Proposal and Contract

1922 Grantham Court, Wellington, FL 33414
Phone: 561-714-4233/Email: john@johnnoll.com

June 12, 2019

Hamal Association
Howard McGaffney
3400 Celebration Boulevard
West Palm Beach, FL 33411
mcgaffneym@whhassociates.com

Dear Mr. McGaffney and Board Members:

Thank you for the opportunity to provide Holiday Lighting for the Hamal Association Community again this year. Lighting by Design has been serving customers in Palm Beach, Broward and the surrounding counties for over 16 years. We pride ourselves in providing beautiful holiday lighting designs and outstanding customer service as evidenced by the fact that, on average, **95% of our customers renew** with Lighting by Design every year.

A few communities that we light are listed below, and more are available upon request. We are happy to provide you with contact information or feel free to reach out to them directly to secure a reference.

- Tradition Square
- Martin Health Systems
- Canyon Lakes; Canyon Springs
- Cobblestone Creek
- Villaggio

Thank you for your consideration and we look forward to creating an attractive entry, one that may bring a little cheerfulness to those as they come home or receive visitors during the festive season.

Prices quoted below include the following:

- **Leasing of Materials**: Commercial-grade LED lighting & Decorations; cords, clips and timers used throughout the display
- **Installation & Take Down**
- **Maintenance of the entire display.** Repair or replace lights within 48 hours of notification and many times the same day.

John Noll
President, Lighting by Design
561-714-4233

Briar Bay	**Color**	**Price**
A1. A2.		
<u>2 Monument Signs</u> Light top edge of each with 56’ C9 WW lights Total 112’	WWC9	448
<u>5 Queen Palm Trees</u> (behind East sign) Heavily spiral wrap trunks with 3 sets each WW lights Total 15 sets	WW	330
<u>4 Queen Palm Trees</u> (behind West sign) Heavily spiral wrap each trunk with 3 sets each WW lights Total 12 sets	WW	264

Hamilton Bay	Color	Price
B1. B2.		
<u>2 Monument Signs</u> Light top edge of each with 34’ C9 WW lights Total 68’	WWC9	272
<u>6 Coconut Palm Trees</u> (3 behind each sign) Heavily spiral wrap trunks with 5 sets each WW lights Total 30 sets	WW	660
<u>4 Triple Alexander Palms</u> (2 at each sign) Heavily spiral wrap 12 trunks with 4” WW lights Total 22 sets	WW4”	484
Total		**$2,458**

Deposit of 50% due upon scheduling installation balance of is due upon completion of installation.

Option A. 1 yr. LED Contract.

LED 2019 $2,458

Option B. 3 yr. LED Contract includes a **10% discount** per year.

LED 2019 $2,212

LED 2020 $2,212

LED 2021 $2,212

(Please initial one:) Option A _____, B _____

I hereby accept and authorize the work set forth above or attached hereto:

Signed: _____Date:_____

John Noll Date: June 12, 2019

John Noll, Lighting by Design

INSTALLATION CHECKLIST

To ensure we have can install your lights as efficiently as possible, we ask that you complete the following checklist:

- ☐ Ensure you have initialed Option A or B above
- ☐ Sign contract
- ☐ Review the Additional Customer Information below to ensure you understand our business practices and our commitment to you in the holiday season

Provide the following about your property:

- ☐ Site Address (for navigation purposes):
- ☐ Gate code (if applicable):
- ☐ Contact on property (if applicable):
- ☐ Turn on Date: _____
- ☐ Turn off Range between _____ and _____
- ☐ Any specific billing instructions:
- ☐ Any additional instructions we may need:

ADDITIONAL INFORMATION

Termination of Contract

If customer terminates a multi-year contract prior to completion of term, all discounts taken in each of the years that holiday lighting was installed, will be returned to Lighting by Design as liquidated damages. Cancellation must occur in writing no later than September 1st of the current year. If written cancellation is not received, the customer will also be responsible for prior year's discounts and the full contract amount in the current year.

Ownership/Maintenance of Materials

Lighting by Design owns all materials and leases materials to you on a yearly basis. We will repair and/or replace at any materials that malfunction with the exceptions noted below.

Lighting repairs needed, beyond the control of Lighting by Design, i.e. 'acts of nature', electrical outages, vandalism, theft, damage from lawn maintenance equipment, electrical surges, not pruned palm fronds, etc. will be quoted on an as needed basis.

Tariff-Related Surcharge

Effective January 1, 2019 all replacement lights and related job materials on products affected by the new 25% tariffs will be charged a 25% surcharge. This surcharge will help to offset a portion of the increased tariff burden. If the tariff situation changes we may increase, decrease or eliminate the surcharge applied to our products.

Maintenance

Lighting by Design understands that your holiday lighting is lit for a limited amount of time and that you want service issues to be addressed as quickly as possible. We have taken several steps to help minimize service issues, however, if service is required, please email john@johnnoll.com or call **561-714-4233** so that we can address your needs as quickly as possible.

Tree and Hedge Trimming

To ensure that your holiday lighting and decorations are installed properly, your trees must be trimmed prior to the installation of your lighting. Please have your entire tree trimming completed by **October 1st**. Failure to do so will result in pruning charges.

GFCI (Ground Fault Circuit Interrupter)

A GFCI is a device that has been installed that offers personal protection against electrical shock. When your holiday lights or outlets get wet from rain or sprinkler systems, your GFCI will trip and need to be reset. **Please have your sprinkler times changed to a time when your holiday lighting is off.** To reset your GFCI outlet simply depress the red "reset" button. This can only be done when lights and outlets are dry. **Lighting by Design is not responsible for resetting the GFCI outlets.**

Hold Harmless

Lighting by Design takes the utmost care and precaution to protect your premises and property. Customer hereby authorizes Lighting by Design to install and take down all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Lighting by Design from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arriving out of the installation and/or takedown or location of materials, unless such damage or loss is a result of the gross negligence of Lighting by Design.

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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HAMAL
COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hamal Community Development District
Palm Beach County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hamal Community Development District, Palm Beach County, Florida (the "District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 12, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

June 12, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hamal Community Development District, Palm Beach County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $2,063,158.

- The change in the District's total net position in comparison with the prior fiscal year was $626,079, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2018, the District's governmental funds reported combined ending fund balances of $1,853,704, an increase of $128,642 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items, assigned to maintenance, working capital and disaster reserve and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. The general and debt service funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2018	2017
Current and other assets	$ 1,888,520	$ 1,751,022
Capital assets, net	8,396,662	8,450,266
Total assets	10,285,182	10,201,288
Deferred outflows of resources	62,357	65,639
Current liabilities	148,381	197,848
Long-term liabilities	8,136,000	8,632,000
Total liabilities	8,284,381	8,829,848
Net position		
Net investment in capital assets	323,019	(116,095)
Restricted	352,164	290,870
Unrestricted	1,387,975	1,262,304
Total net position	$ 2,063,158	$ 1,437,079

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the District's net position represents resources that are subject to restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the change represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSTION

FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2018	2017
Revenues:		
Program revenues		
Charges for services	$ 1,325,377	$ 1,387,463
Operating grants and contributions	2,616	1,391
General revenues	5,790	2,249
Total revenues	1,333,783	1,391,103
Expenses:		
General government	101,738	90,776
Maintenance and operations	371,919	339,505
Interest	234,047	374,558
Bond issue costs	-	304,880
Total expenses	707,704	1,109,719
Change in net position	626,079	281,384
Net position - beginning	1,437,079	1,155,695
Net position - ending	$ 2,063,158	$ 1,437,079

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was $707,704. The costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest income and revenue in connection with the Fair Share Agreement.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had $9,179,566 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $782,904 has been taken, which resulted in a net book value of $8,396,662. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had $8,136,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hamal Community Development District's Finance Department at 2300 Glades Rd, Suite 410W, Boca Raton, Florida, 33431.

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 1,419,769
Assessments receivable	7,522
Prepaid items	135
Restricted assets:	
Investments	461,094
Capital assets:	
Nondepreciable	7,819,239
Depreciable, net	577,423
Total assets	10,285,182
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	62,357
LIABILITIES	
Accounts payable	34,816
Accrued interest payable	113,565
Long-term liabilities:	
Due within one year	508,000
Due in more than one year	7,628,000
Total liabilities	8,284,381
NET POSITION	
Net investment in capital assets	323,019
Restricted for debt service	352,164
Unrestricted	1,387,975
Total net position	$ 2,063,158

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Service	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 101,738	$ 101,738	$ -	$ -
Maintenance and operations	371,919	438,528	-	66,609
Interest on long-term debt	234,047	785,111	2,616	553,680
Total governmental activities	707,704	1,325,377	2,616	620,289
General revenues:				
Investment earnings				2,403
Miscellaneous				3,387
Total general revenues				5,790
Change in net position				626,079
Net position - beginning				1,437,079
Net position - ending				$ 2,063,158

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and cash equivalents	$ 1,419,769	$ -	$ 1,419,769
Investments	-	461,094	461,094
Assessments receivable	2,887	4,635	7,522
Prepaid items	135	-	135
Total assets	$ 1,422,791	$ 465,729	$ 1,888,520
LIABILITIES			
Accounts payable	$ 34,816	$ -	$ 34,816
Total liabilities	34,816	-	34,816
FUND BALANCES			
Nonspendable:			
Prepaid items	135	-	135
Restricted for:			
Debt service	-	465,729	465,729
Assigned to:			
Working capital	133,566	-	133,566
Maintenance	200,000	-	200,000
Disaster reserve	200,000	-	200,000
Unassigned	854,274	-	854,274
Total fund balances	1,387,975	465,729	1,853,704
Total liabilities and fund balances	$ 1,422,791	$ 465,729	$ 1,888,520

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

Fund balance - governmental funds		$ 1,853,704
Amounts reported for governmental activities on the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	9,179,566	
Accumulated depreciation	(782,904)	8,396,662
Deferred amounts on refunding are not reported as assets in the governmental funds. The statement of net position includes these costs, net of amortization.		62,357
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(113,565)	
Bonds payable	(8,136,000)	(8,249,565)
Net position of governmental activities		$ 2,063,158

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	$ 489,006	$ 785,111	$ 1,274,117
Fair share agreement revenue	51,260	-	51,260
Interest income	2,403	2,616	5,019
Miscellaneous Income	-	3,387	3,387
Total revenues	542,669	791,114	1,333,783
EXPENDITURES			
Current:			
General government	98,683	3,055	101,738
Maintenance and operations	318,315	-	318,315
Debt service:			
Principal	-	496,000	496,000
Interest	-	289,088	289,088
Total expenditures	416,998	788,143	1,205,141
Excess (deficiency) of revenues over (under) expenditures	125,671	2,971	128,642
Fund balances - beginning	1,262,304	462,758	1,725,062
Fund balances - ending	$ 1,387,975	$ 465,729	$ 1,853,704

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Net change in fund balances - total governmental funds	$	128,642
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(53,604)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		496,000
Amortization of the deferred amount on refunding is shown on the statement of activities but not on the fund financial statements		(3,282)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		58,323
Change in net position of governmental activities	$	626,079

See notes to the financial statements

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hamal Community Development District ("District") was created on January 8, 2001 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by ordinance 3390-00 of the City of West Palm Beach, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the resident electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed

Assets, Liabilities, Net Position and Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Deposits and Investments (Continued)
The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	20-30
Other improvements	10-16

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt
For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $3,282 was recognized as a component of interest expense in the current fiscal year.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Balance/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Fund Balance/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – **DEPOSITS AND INVESTMENTS (Continued)**

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund Class Y	$ 461,094	S&P AAAm	Weighted average of the fund portfolio: 26 days
Total Investments	$ 461,094		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – FAIR SHARE AGREEMENT REVENUE

The District has entered into an agreement with the School Board of Palm Beach County ("School Board") and Sandler West Palm Beach Investment Limited Partnership ("Sandler") whereby the School Board and Sandler shall remit to the District a proportionate share of the costs and expenses incurred in connection with the maintenance and administration of the master drainage system constructed by the District. The School Board's share of costs is 19.46% and Sandler's share is 6.93%.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	$ 7,819,239	$ -	$ -	$ 7,819,239
Total capital assets, not being depreciated	7,819,239	-	-	7,819,239
Capital assets, being depreciated				
Improvements - infrastructure	1,095,790	-	-	1,095,790
Improvements - other	264,537	-	-	264,537
Total capital assets, being depreciated	1,360,327	-	-	1,360,327
Less accumulated depreciation for:				
Improvements - infrastructure	598,348	36,963	-	635,311
Improvements - other	130,952	16,641	-	147,593
Total accumulated depreciation	729,300	53,604	-	782,904
Total capital assets, being depreciated, net	631,027	(53,604)	-	577,423
Governmental activities capital assets, net	$ 8,450,266	$ (53,604)	$ -	$ 8,396,662

Depreciation expense was charged to maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

On February 1, 2017, the District issued $8,775,000 of Special Assessment Revenue Refunding and Bonds Series 2017, due May 1, 2031, with interest rate of 3.35%. The Bonds were issued to refund the District's outstanding Special Assessment Refunding and Improvement Bonds, Series 2006A (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2031.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2017	$ 8,632,000	$ -	$ 496,000	$ 8,136,000	$ 508,000
Total	$ 8,632,000	$ -	$ 496,000	$ 8,136,000	$ 508,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30,	Principal	Interest	Total
2019	$ 508,000	$ 272,556	$ 780,556
2020	526,000	255,538	781,538
2021	543,000	237,950	780,950
2022	562,000	219,760	781,760
2023	581,000	200,933	781,933
2024-2028	3,216,000	699,279	3,915,279
2029-2031	2,200,000	149,242	2,349,242
Total	$ 8,136,000	$ 2,035,258	$ 10,171,258

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Maintenance assessments	$ 486,461	$ 489,006	$ 2,545
Fair share agreement revenue	46,302	51,260	4,958
Interest and other revenues	1,500	2,403	903
Total revenues	534,263	542,669	8,406
EXPENDITURES			
Current:			
General government	107,145	98,683	8,462
Maintenance	427,118	318,315	108,803
Total expenditures	534,263	416,998	117,265
Excess (deficiency) of revenues over (under) expenditures	$ -	125,671	$ 125,671
Fund balance - beginning		1,262,304	
Fund balance - ending		$ 1,387,975	

See notes to required supplementary information

HAMAL COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Hamal Community Development District
Palm Beach County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hamal Community Development District, Palm Beach County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 12, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 12, 2019

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Hamal Community Development District
Palm Beach County, Florida

We have examined Hamal Community Development District, Palm Beach County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hamal Community Development District, Palm Beach County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 12, 2019

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Hamal Community Development District
Palm Beach County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hamal Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 12, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hamal Community Development District, Palm Beach County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hamal Community Development District, Palm Beach County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 12, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ____ day of _____, 2019.

HAMAL COMMUNITY DEVELOPMENT DISTRICT

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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HAMAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2019

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JULY 31, 2019

	General Fund	Debt Service Fund 2017	Total Governmental Funds
ASSETS			
Cash	$ 468,073	$ -	$ 468,073
Investments			
Centennial	253,582	-	253,582
FineMark MMA	249,127	-	249,127
FineMark ICS	282,027	-	282,027
Iberia - MMA	25,064	-	25,064
Bank United	274,262	-	274,262
Revenue	-	231,728	231,728
Reserve	-	238,075	238,075
Interest	-	1	1
Prepayment	-	1	1
Sinking	-	79	79
Accounts receivable	53,760	-	53,760
Deposits	135	-	135
Total assets	$1,606,030	$ 469,884	$ 2,075,914
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	$ 53,760	$ -	$ 53,760
Total deferred inflows of resources	53,760	-	53,760
FUND BALANCES			
Nonspendable			
Prepaids and deposits	135	-	135
Restricted			
Debt service	-	469,884	469,884
Assigned			
3 months working capital	133,566	-	133,566
Sound barriers	50,000	-	50,000
Stormwater pump station	100,000	-	100,000
Culvert repair/replacement	50,000	-	50,000
Disaster recovery	200,000	-	200,000
Unassigned	1,018,569	-	1,018,569
Total fund balance	1,552,270	469,884	2,022,154
Total liabilities and fund balances	$1,606,030	$ 469,884	$ 2,075,914

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Maintenance assessments	$ 10,418	$ 488,500	$ 486,464	100%
Fair share agreement	-	-	46,302	0%
Interest & misc. income	313	2,846	1,500	190%
Total revenues	10,731	491,346	534,266	92%
EXPENDITURES				
Administrative				
Supervisors	-	2,583	7,536	34%
Management	3,599	35,987	43,184	83%
Trustee	-	4,327	4,350	99%
Legal	1,840	6,473	10,000	65%
Engineering	-	5,242	5,000	105%
Audit	-	6,984	7,284	96%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	83	833	1,000	83%
Website	-	635	600	106%
Postage	-	220	750	29%
Legal advertising	-	1,335	2,500	53%
Office supplies	-	139	250	56%
Other current charges	-	15	750	2%
Dues, licenses & subscriptions	-	175	175	100%
ADA website compliance	-	139	-	N/A
Insurance	-	5,881	6,400	92%
FASD annual dues	-	-	1,125	0%
Pump station/equipment insurance	-	2,782	2,900	96%
Total administrative expenses	5,522	73,750	95,054	78%
Maintenance				
Telephone	265	2,305	2,040	113%
Landscape maintenance				
Mowing, edging, pruning & weed control	-	66,500	88,303	75%
Turf replacement	-	-	2,000	0%
Mulch	-	10,440	14,678	71%
Insect, weed, fertilization	-	33,250	44,913	74%
Annuals removal, replacement, installation	-	-	11,330	0%
Tree pruning	-	-	25,750	0%
Irrigation system maintenance	-	7,508	7,478	100%
Irrigation repairs	455	7,779	10,000	78%
Capital outlay	-	4,000	47,500	8%
Landscape replacement	1,750	5,103	20,000	26%
Preventative maintenance: pump station	1,050	3,920	11,100	35%
Catchbasin cleanout	-	26,475	15,000	177%
Repair/maintenance: pump station	-	-	4,000	0%

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2019

	Current Month	Year to Date	Budget	% of Budget
Maintenance (continued)				
Lake maintenance	1,800	18,648	22,032	85%
Fountain maintenance	-	10,860	18,020	60%
Holiday landscape lighting	-	2,300	3,500	66%
Contingency	-	774	15,830	5%
Storm clean-up	-	-	5,500	0%
Utilities	4,570	46,477	62,000	75%
Total maintenance expenses	9,890	246,339	430,974	57%
Other fees and charges				
Property appraiser	-	150	1,141	13%
Information system services	-	2,030	2,030	100%
Tax collector	-	4,780	5,067	94%
Total other fees and charges	-	6,960	8,238	84%
Total expenditures	15,412	327,049	534,266	61%
Excess (deficiency) of revenues over (under) expenditures	(4,681)	164,297	-	
Fund balance - beginning	1,556,951	1,387,973	1,268,939	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
3 months working capital	133,566	133,566	133,566	
Sound barriers	50,000	50,000	50,000	
Stormwater pump station	100,000	100,000	100,000	
Culvert repair/replacement	50,000	50,000	50,000	
Disaster recovery	200,000	200,000	200,000	
Unassigned	1,018,569	1,018,569	735,373	
Total fund balance - ending	$ 1,552,270	$ 1,552,270	$ 1,268,939	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
FOR THE PERIOD ENDED JULY 31, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 16,726	$ 784,298	$ 781,032	100%
Interest	712	8,088	-	N/A
Total revenues	17,438	792,386	781,032	101%
EXPENDITURES				
Principal 5/1	-	508,000	508,000	100%
Interest 11/1	-	136,278	136,362	100%
Interest 5/1	-	136,278	136,362	100%
Total expenditures	-	780,556	780,724	100%
Other fees and charges				
Tax collector	-	7,674	8,136	94%
Total expenditures	-	788,230	788,860	100%
Excess (deficiency) of revenues over (under) expenditures	17,438	4,156	(7,828)	
Fund balances - beginning	452,446	465,728	394,509	
Fund balances - ending	$ 469,884	$ 469,884	$ 386,681	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on May 22, 2019 at 8:30 a.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present and constituting a quorum were:

Steven Pincus	Chair
Joe Petrick	Vice Chair
Ione Senior	Assistant Secretary
Benjamin Cunningham	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Sarah Warren (via telephone)	District Counsel
Leo Giangrande (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 8:34 a.m. Supervisors Pincus, Petrick, Senior and Cunningham were present, in person. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Consider Appointment of Qualified Elector to Fill Seat 1 Vacancy; *term expires November 2022***

This item was deferred to the next meeting.

Discussion ensued regarding the Staff agreements, effective dates, and term lengths.

- **Consideration of Wrathell, Hunt and Associates, LLC, Agreement for Management Services**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. McGaffney presented the Wrathell, Hunt and Associates, LLC, Agreement for Management Services. The firm typically presents the Consumer Price Index (CPI) increase during Budget Season, and it would typically go into effect at the start of the new fiscal year.

The following change was made:

Exhibit A, Page 11: Change "Satisfy public records requests in a timely, professional and efficient manner." to "Satisfy public records requests in a timely, professional and efficient manner, in accordance with applicable law."

On MOTION by Mr. Pincus and seconded by Mr. Petrick, with all in favor, the Wrathell, Hunt and Associates, LLC, Agreement for Management Services, as amended, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Hopping Green & Sams' Revised Fee Schedule**

Ms. Warren presented Hopping Green & Sams' Revised Fee Schedule. In response to a question, Ms. Warren confirmed that this was a continuing services contract and the new rates were being approved; it was not a retainer agreement.

On MOTION by Mr. Petrick and seconded by Ms. Senior, with all in favor, Hopping Green & Sams' Revised Fee Schedule, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Giangrande Engineering and Planning, LLC, Professional Engineering Services Agreement**

Mr. McGaffney presented a draft Giangrande Engineering and Planning, LLC Professional Engineering Services Agreement. District Counsel would add verbiage to ensure that the District Engineer was retained and to include operational oversight of the stormwater system and the pump house.

Discussion ensued regarding the Agreement and "Scope of Work" in the accompanying Work Authorization. Mr. Giangrande stated the Work Authorization would be accompanied by an exhibit including a detailed Scope of Work with clearly defined limits.

Ms. Warren stated the general, day-to-day District Engineering services were detailed in Article I of the Agreement. The Work Authorization would be utilized for special projects and would state whether the project would be billed hourly or on a lump-sum basis and describe the specific services to be performed.

On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, Giangrande Engineering and Planning, LLC, Professional Engineering Services Agreement, amended as discussed and to include the additional services described, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Wrathell, Hunt and Associates, LLC, Agreement for Management Services**

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. McGaffney presented Resolution 2019-04. He reviewed the proposed Fiscal Year 2020 budget line items, noting line item increases and changes compared to the Fiscal Year 2019 budget. In response to a question of where pressure cleaning the walls would be included in the budget, Mr. McGaffney stated it would fall under Capital Outlay.

On MOTION by Mr. Pincus and seconded by Ms. Senior, with all in favor, Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 11, 2019 at 8:30 a.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Update: Barrier Wall Repair and Insurance Claim**

Mr. Giangrande stated, upon receipt of the signed contract and required insurance documentation, he would advise of the anticipated start date. Mr. McGaffney stated the District would pay the contractor and the insurance company would reimburse the District.

NINTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of March 31, 2019**

McGaffney presented the Unaudited Financial Statements as of March 31, 2019.

On MOTION by Mr. Petrick and seconded by Mr. Cunningham, with all in favor, the Unaudited Financial Statements as of March 31, 2019, were accepted.

TENTH ORDER OF BUSINESS **Approval of December 19, 2018 Regular Meeting Minutes**

Mr. McGaffney presented the December 19, 2018 Regular Meeting Minutes.

On MOTION by Ms. Senior and seconded by Mr. Pincus, with all in favor, the December 19, 2018 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Action Items**

There being no Action Items this month, the next item followed.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Hopping Green & Sams, P.A.*

There being nothing additional to report, the next item followed.

B. District Engineer: *Giangrande Engineering and Planning, LLC*

In response to the question of whether all technology related to pump maintenance was returned, Mr. McGaffney replied affirmatively. Mr. Giangrande would have access to South Florida Utilities' data and would be able to monitor the lakes remotely and could be on site, if necessary.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 2,337 Registered Voters in District as of April 15, 2019

There were 2,337 registered voters residing in the District as of April 15, 2019.

ii. Operational Update

Mr. McGaffney stated that he would continue to remotely manage issues related to the fountains and landscaping and the District Engineer would continue to oversee the stormwater system and pump house. The HOA respectfully declined the opportunity to help the CDD manage contracts and provide operational oversight and it would not be in the District's best interest to have a salaried on-site operations manager; therefore, Staff would work together to manage operations and keep the Board informed.

iii. NEXT MEETING DATE: September 11, 2019 at 8:30 a.m.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

There being no Supervisors' requests, the next item followed.

FOURTEENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Petrick and seconded by Mr. Cunningham, with all in favor, the meeting adjourned at 9:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair